

WILLIAMS TOWNSHIP BOARD OF SUPERVISORS
March 8, 2023

The monthly meeting of the Williams Township Board of Supervisors, 655 Cider Press Road, Easton, PA 18042 was held on the above date and called to order at 7:00 p.m. by Chairperson George Washburn. Others present were Vice-Chairperson Raymond Abert, Supervisor Michael Bryant, Township Solicitor Sean Duffy, Township Manager Mikal Sabatine, Township Engineer Ronald Madison, Public Works Director Michael Strawn, Zoning Officer Anthony Altimare and Assistant Manager Melody Ernst.

George stated that an Executive Session was held on Wednesday, March 8, 2023 to discuss Personnel Matters.

George asked Ray and Michael if they had any corrections to the Minutes of February 8, 2023. There being none, Ray made a motion to approve said minutes, second by Michael. There being no comments, motion carried 3-0.

Melody presented the Expense Report of March 8, 2023 to the Board. Michael made a motion to approve the Expense Report, and pay the bills, second by Ray. There being no comments, motion carried 3-0. Melody stated the Treasurers Report for February was not available.

PennDOT Presentation - Juli Wolfe and Mike Butrie from Rettew, Jerry Neal and Eric Berg from PennDOT District 5-0 attended the meeting.

Juli stated that the project will be to replace the retaining wall on Route 611. During the power point presentation Juli explained that the retaining wall replacement support Route 611 along the canal and the wall is showing signs of settlement of backfill, with fractured and bulging concrete panels, a cracking roadway and a sagging guiderail. It was stated that they will be sensitive to resources. During construction a temporary traffic signal will be installed and a single lane pattern will be implemented. There will be 2 stages to the project. First stage will be wherein traffic will be directed to the southbound lane so that work can be performed from the canal and northbound lane. Second stage the traffic will be directed to the northbound lane so that the work can be perform on the southbound lane. The construction project is slated to begin summer of 2024 and is anticipated to take one year. Ray reiterated that the roads will be open during construction.

Clem Zajac of 145 Stouts Valley Road - asked if there is an opportunity to expediate the project. Juli stated that PennDOT did look into expediting, but it would really not change the time line of the project. Mr. Zajac asked what the proposed hours would be. George said that you could have incentives in your project. Mike stated that if the temporary lights are timed right, there will not be an issue with traffic. Fred Mebus - 115 Saylor's Lane talked about the project moving South. Juli stated they are working on road signage and there will be a traffic light for his driveway section in question. Fred also commented about the old trolley that is under Route 611.

Manager's Report - Mikal submitted his report dated March 8, 2023 to the Board for review.

Public Works - Mike submitted his report dated February 8, 2023 to March 8, 2023 to the Board for review.

1. Approval to Advertise 2023 Road Project - Michael made a motion to advertise the Road Project, second and by Ray. There being no comments, motion carried 3-0.

Mike asked for approval to rent a Road Sealer Truck from AMS to seal coat Sunnyside Road. The cost is \$375.00/hr plus oil and stone. The total cost for the truck and materials for a day would be approximately \$16,000.00. Ray made a motion to rent the truck from AMS, second by Michael. There being no comments, motion carried 3-0.

Zoning Office Report - The report from Anthony, Zoning Officer was received for the Boards review. It was stated that there will not be a Zoning Hearing Board meeting on Wednesday, March 22, 2023.

Planning Commission - Alan gave a brief report to the Board

1. Ropes and Rock Climbing Adventures - 410 Cedarville Road - Resolution 2023-8 -Michael made a motion to approve Resolution 2023-8 and to meet all the requirements as set forth in the letters referenced in the Resolution, second by Ray. There being no comments, motion carried 3-0.

Land Preservation Board - The report of February 28, 2023 was submitted to the Board for review.

1. Recommendation to Appoint Tom Heilman as a Land Preservation Board Member - Ray made the motion to approve the appointment, second by Michael. There being no comments, motion carried 3-0.

Recreation Board Report - Judy gave a brief report for February. Judy asked the Board when the Raubsville Tennis Court would go out to bid. George stated the bid would go out this month.

Judy discussed the use of the Chrinerger Park for soccer. Mike stated the field is damaged and he said that he cannot guarantee the field will be ready for use. Mikal stated that he has not received any insurance information for the organization to use the field.

Mikal stated for the record the Recreation Board minutes were not accepted as submitted. They will be resubmitted for April.

Engineer Report - Ron briefly reviewed his March 4, 2023 memorandum.

Ray asked if everything is complete with the Melchor Tract project after seeing another invoice. Ron stated that he is told everything is recorded and we should be good.

Solicitor Report – Sean stated a report will be submitted to the Board by the end of the week.

Old Business

1. Ratify Revised Reduction Request for Oakleigh Knoll – Phase II – George made a motion to ratify the revised reduction for Oakleigh Knoll dated February 3, 2023 and revised February 22, 2023, second by Ray. There being no comments, motion carried 3-0.

2. Letter of Credit Reduction Request for Roth Farms - Jeff Strauss came before the board with a request that he submitted to the Township for the return of the cash security. Mr. Strauss stated that the placement of trees would have to be planted on private property in close proximity to a met-ed line which is a violation to their easement. He is suggesting a waiver and a fee in lieu of for the 35 trees in the amount of \$125.00 per tree. It was stated that the Township engineer said that it is doable to plant the trees but Mr. Strauss is insisting that he can't because he would have to plant them on private property. George said it is his understanding that we are holding a security for approximately \$16,000.00 and per the Development Agreement 35 trees would be planted in the development and it was never done. There was a brief discussion about the planting of the trees. Attorney Duffy stated that he and Mikal Sabatine did have a conversation with Mr. Strauss and have come up with the following. First option, plant trees as designated per the Development Agreement and the Township will waive the 18 month maintenance agreement. The Township will waive the Maintenance Agreement with every option given. Second, the fee in lieu of wherein Mr. Strauss would agree to give the Township the money and the Township plants the trees where the Township wishes. Third option, to find Mr. Strauss in default of the Development Agreement and per the MPC you would have to plant the trees per the Development Agreement. Attorney Duffy stated that Ron drafted a memo and per the MPC we have to take care of this tonight. Ron stated that the trees can be planted as they were designed. The ultimate right-of-way is 25 feet to the center of the road, the cartway is 10 feet to the center of the road, there is a 20 foot wide utility easement beyond the right-of-way that is not an exclusive easement and he can plant trees there. Ron stated that Mr. Strauss has not provided any documents about the Met-Ed easement and he should finish the project as he signed the agreement or find him in default. Mr. Strauss stated he will withdraw and take the first option and he will continue this conversation with the Township Engineer. Sean stated he will put the agreement in writing, set a date of June 15, 2023 to plant the trees and the trees would have to be maintained for a certain time. Ron stated he would have to do a stake out, call Met-Ed one call, plant trees in conformance of specifications of the plans, restore the area and obtain a one year warranty for the trees from the nursery or landscaper. Once the warranty is obtained the Township can waive the 18 month maintenance period and then we are done. The Board decided to

go into executive session. George called the meeting back to order. Attorney Duffy stated that we have a letter of request for a reduction, but if you would want to withdraw the letter and follow up with a written withdraw tomorrow on how you will plant these trees in order for the board to be agreeable to. If you do not want to withdraw, then the Township finds you in default. Mr. Strauss stated he will withdraw. Attorney Duffy told Mr. Strauss to follow up in writing with the Township tomorrow. Attorney Duffy will work with Ron to set conditions. Mikal stated for the record the individual withdrew and no vote taken this evening.

New Business

1. Authorization for Township Solicitor to Draft an Amendment to the Wind Energy and Solar Ordinance 2022-2 - Michael made a motion to have the Solicitors office draft an amendment to the current Wind Energy and Solar Ordinance, second by Ray. Clem Zajac 145 Stouts School Road thanked the Township for taking considerable concern for this project. He asked what the amendment is and what it would entail. Sean stated that it will place certain provisions the Board would like to see in the Amendment. George stated that the Stouts Valley has a lot of open space and there are other places in the Township that would be good and less destructive. It was also discussed to change the Zoning District for the solar. Ron stated amend the existing to be more sensitive to land preservation goals and the last comprehensive plan update. George commented identifying better areas. There being no further comments, motion carried 3-0.

2. Approval for the WTAA to Replace Existing Shed on the Recreation Field - Ray made a motion for the WTAA to replace the existing shed, second by Michael. There being no comments, motion carried 3-0.

3. Destruction of Tax Records - Resolution 2023-9 - Melody stated the Tax Collector would like to destroy some tax documents as per the Resolution. Michael made the motion to approve Resolution 2023-9, second by Ray. There being no comments, motion carried 3-0.

Supervisors Remarks

George thanked everyone for coming out his evening.

Audience Comments - None

There being no further business, meeting was adjourned at 8:18 p.m.

Respectfully Submitted,

Melody A. Ernst, Asst. Manager/Secretary
Williams Township Board of Supervisors